



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES
LANSING



REBECCA A. HUMPHRIES
DIRECTOR

December 11, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Dedicated State-owned Land
Flat River State Game Area – Montcalm County
Land Transaction Case #20070247

Sale: 0.11-acre.

Description: Montcalm County, Fairplain Township, T9N, R07W, Section 29: Part of the NW ¼ of the NE ¼ described as commencing at the Northeast corner of said Section 29; thence S 90° 00' 00" W along the North line of said Section 1,309.44 feet to the Northeast corner of said Northwest ¼; thence S 90° 00' 00" W along said North line 581.00 feet to the Point of Beginning of this description; thence S 00° 00' 00" W 195.00 feet; thence S 90° 00' 00" W 25.00 feet, thence N 00° 00' 00" E 195.00 feet to said North line; thence N 90° 00' 00" E along said North line 25.00 feet to the point of beginning, subject to any portion taken, used or deeded for highway purposes. This parcel contains 0.11 acre, including said highway right-of-way.

Purchasers: Steven Lewis and Diana Lewis, Greenville, Michigan

Sale Price: \$1,500.00 (fee schedule value)

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) January 2, 2008 Calendar and is eligible for approval on January 9, 2008. The transaction was also posted in local newspapers as required by legislation.

Comments: The desired State-owned parcel is located in southern Montcalm County, six miles southeast of the City of Greenville in association with 8,872 acres of State-owned land managed as the Flat River State Game Area.

NATURAL RESOURCES COMMISSION

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This State-owned 0.11-acre rectangular-shaped parcel has dimensions of 25' X 195' and displays a level topography with well-drained soils. The land has been improved with a gravel driveway which fronts along county-maintained Fenwick Road. Sale of the parcel will resolve the westerly portion of a long-standing two-part trespass that was inherited by the present owner through purchase of this property from a previous owner.

The two-part trespass on State-owned land involved inappropriate placement of a storage shed along the eastern boundary of the applicant's property and a gravel driveway along the westerly boundary. The trespass along the easterly boundary has been resolved by removal of the shed. The sale of this 0.11-acre tract will resolve the driveway trespass.

The proposed transaction was reviewed by Department staff, and the sale was approved by the Land Exchange Review Committee on September 27, 2007.

The Mineral and Land Management Section of the Forest, Mineral and Fire Management Division reviewed this transaction and determined that it is appropriate for the Department to convey mineral rights with the sale of this parcel.

The desired parcel was acquired in 1962 with Pittman/Robertson funds.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation. Proceeds from the sale will be deposited in the LEFF.

- Recommendations:
- (1) That the sale be approved under authority of Part 21, Act 451 of 1994, as amended, with the State conveying mineral rights and reserving aboriginal antiquities.
 - (2) That the sale be contingent on approval from the United States Fish and Wildlife Service (USFWS).

(3) If approved by USFWS, that the proceeds from the sale be deposited into the LEFF, Game and Fish Subfund.

David E. Freed, Chief
Land and Facilities

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Douglas A. Reeves, Acting Chief
Wildlife

Arminda S. Koch
Resource Management Deputy

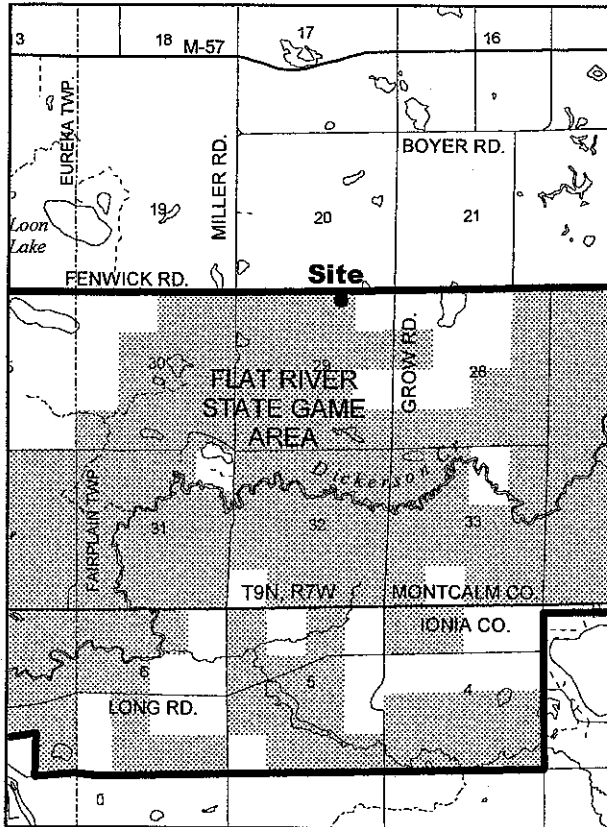
Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

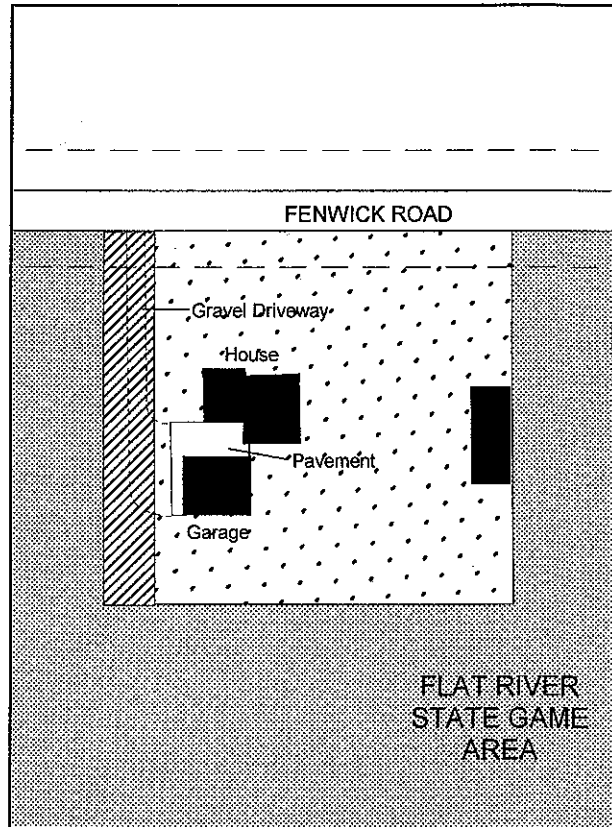
Rebecca A. Humphries
Director

Date Approved

SALE OF DEDICATED STATE OWNED LAND Flat River State Game Area - Montcalm County Land Transaction Case #20070247



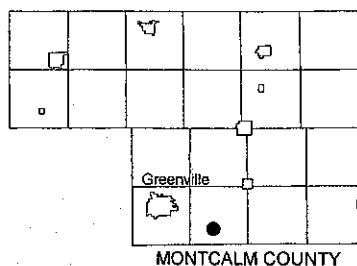
Regional Map



Section 29, T09N, R07W, Fairplain Township

- State Game Area Boundary
- ▨ State Land
- Private Land

- - Road Right-of-Way
- ▨ State Land to be Sold (0.11-acre - \$1,500.00)
- Applicant's Land
- ▨ State Land
- Private Land



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